

ISSUES PAPER

Application:

- Name: **Dulles Industrial Park – Lot 1**
- Application Number: **SPEX 2009-0006**
- Applicant: Dulles South Properties, LLC; AmeriGas, Inc.
- Contact: Thomas Dunlap / David Ludwig, 703.777.7319
tdunlap@dlegal.com / dludwig@dlegal.com
- Staff Contact: Marchant Schneider / Ext. 5669
- Election District: Dulles
- Summary of Application:

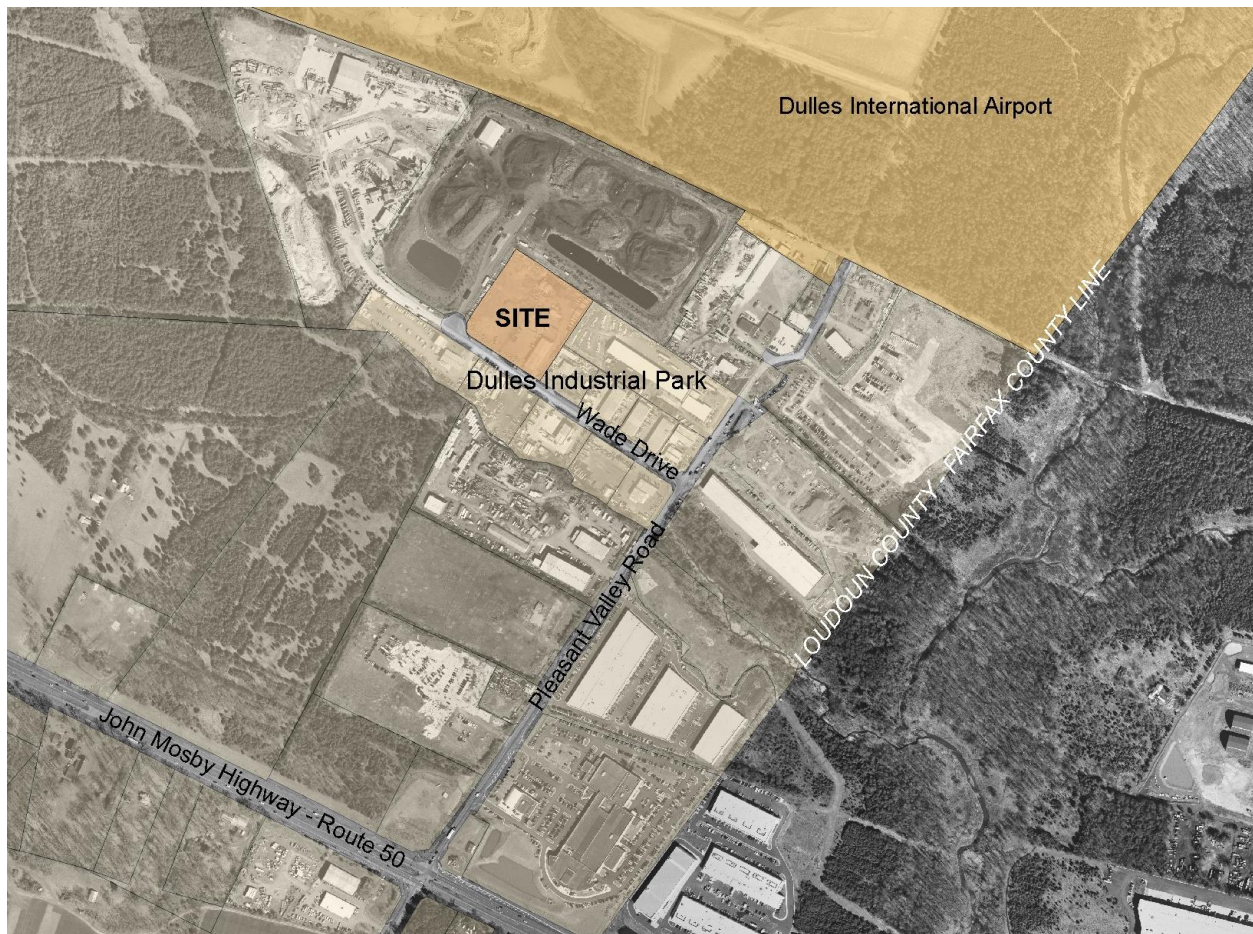
An application for a special exception to permit the storage of bulk natural gas in the MR-HI (Mineral Resource – Heavy Industrial) zoning district. Two freestanding 30,000 gallon storage tanks are proposed to replace an existing distribution facility operated by AmeriGas in Aldie. Distribution trucks will be parked at the AmeriGas office in Ranson, West Virginia. An air compressor rental company (Washington Air Compressor Company) and a landscaping company (Palmer Landscaping) are co-located on the site.

The subject property is approximately 4.52 acres in size and is located within the AI (Airport Impact) Overlay District. This application is subject to the Revised 1993 Zoning Ordinance. The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) as amended by the Arcola Area/Route 50 Corridor Plan, which designate this area for Industrial Use.

- Location: Located north of Wade Drive (Route 872) approximately 1/2 mile north of the intersection of Pleasant Valley Road (Route 609) and John Mosby Highway (Route 50) at 44180 Wade Drive, Chantilly (See Vicinity Map below).

Deadlines:

- April 23, 2009
- November 2, 2009
- First referral comments were completed June 2, 2009. The applicant's response was received October 13, 2009. A timeline extension has been requested.
- The Applicant has requested that the application be double advertised for the January 11, 2010, Board of Supervisors public hearing



Key Issues:

- Located within the 65 Ldn airport noise contour (residential uses prohibited), the proposed use is compatible with the designated land use (Industrial) and established uses in the area (heavy equipment storage and repair, landscaping supply facilities, etc.). The recent extension of public water to the area has alleviated concerns by Fire-Rescue. The Applicant has agreed to conditions of approval regarding security, lighting, screening, hours of operation, and emergency response; however, the language of the conditions of approval continues to be reviewed.
- To date, no inquiries have been made regarding the application. Opposition to the application is not anticipated.

Readiness:

- It is anticipated that the application will be ready for action by the Planning Commission at the December public hearing.

Illustration:

- See attached Plat.